



# WAPATO SCHOOL DISTRICT

Preparing Students for Success in a Global Economy

## Application for Project Approval for Progressive Design Build

**PACE HS  
CAMAS & SATUS ES**

**We are  
Wapato  
Proud!**



# Agenda

1. Team
2. District Information
3. Project Scope
4. Schedule
5. Budget and Funding
6. Why Progressive Design Build
7. RCW 39.10
8. Questions



**We are  
Wapato  
Proud!**



# Wapato Public Schools

Enrollment: 3125

Wapato High School (828)

PACE High School (72)

(People's Alternative Choice for Education)

Wapato Middle School (703)

Adams Elementary (382)

Satus Elementary (310)

Camas Elementary (379)

Simcoe Elementary (388)

WELCOME Preschool (PK-30)

(Wapato Early Learning Center Outcomes Measured Education)

Wapato Online Academy (63)

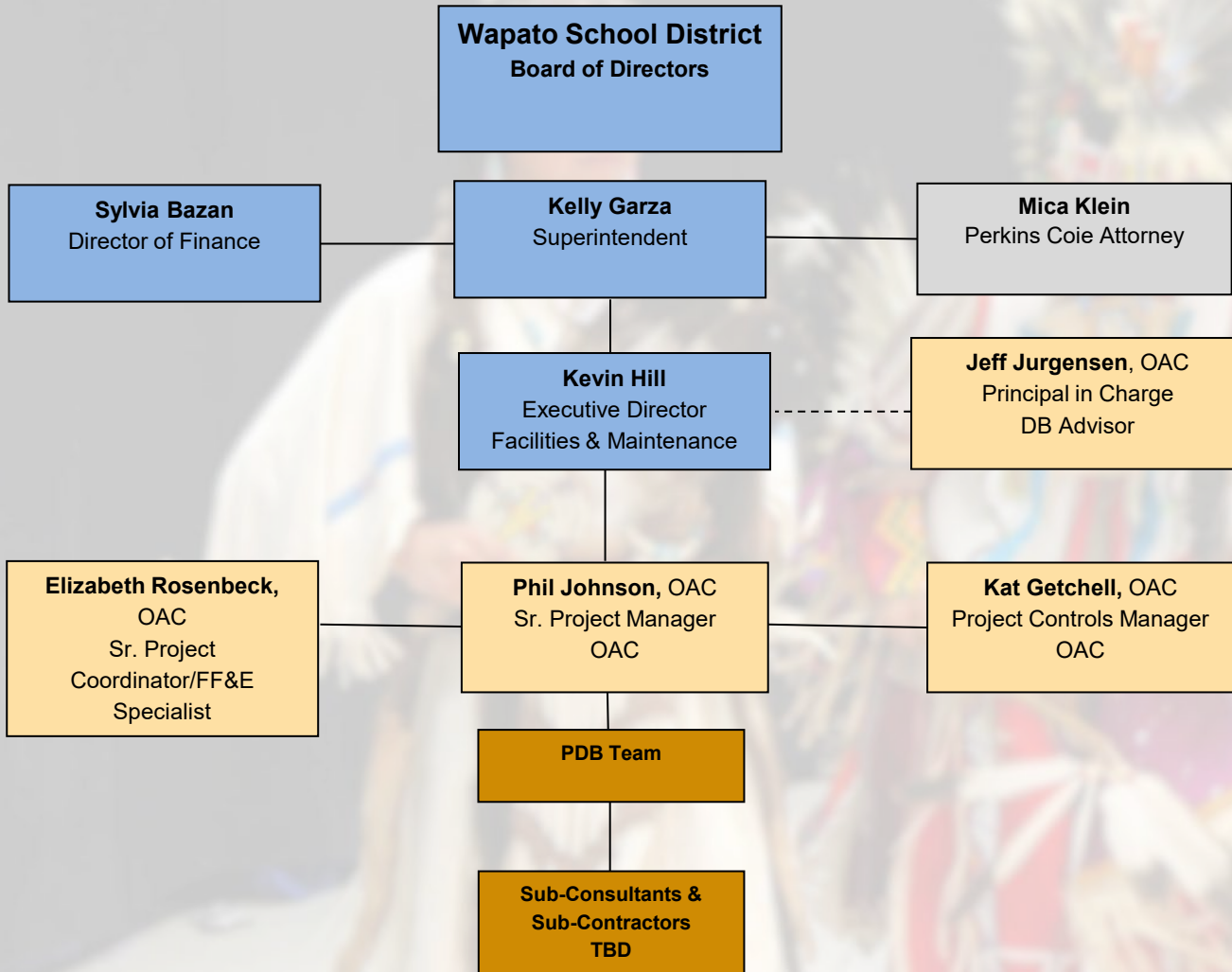
We are:  
100% Free & Reduced  
Lunch

We are:  
Hispanic 67%  
Native American 28%  
Filipino 2%  
Caucasian 1%  
Other 2%

**We are  
Wapato  
Proud!**



# Wapato School District Org Chart



**We are  
Wapato  
Proud!**



# PACE High School



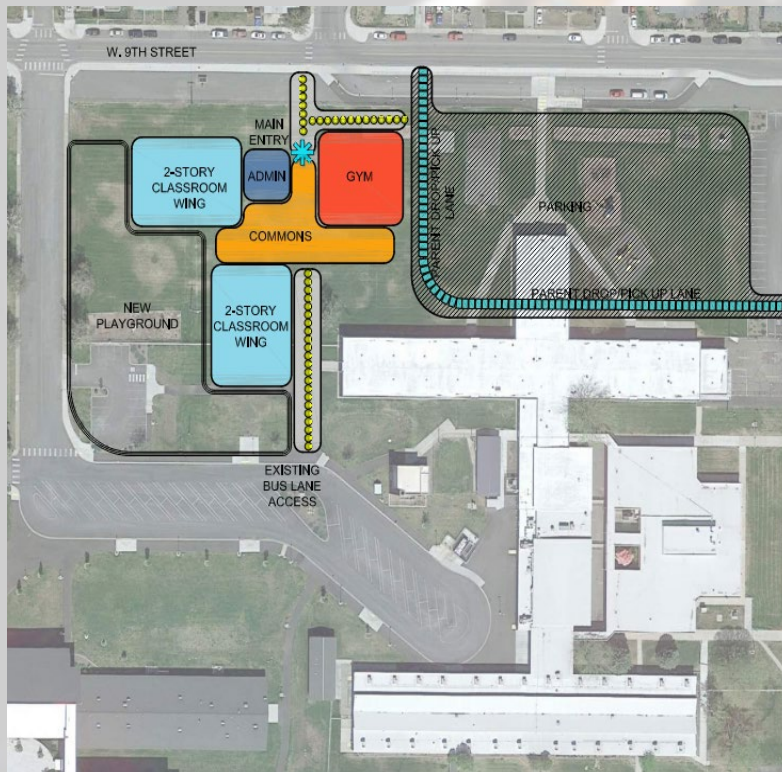
- PACE HS

- Build new gym & kitchen facility and 10 classrooms to the south of existing.
- Remove hazardous materials and demolish the existing facility.

**We are  
Wapato  
Proud!**

# Camas/Satus New in Lieu

- Concept A



- Concept A

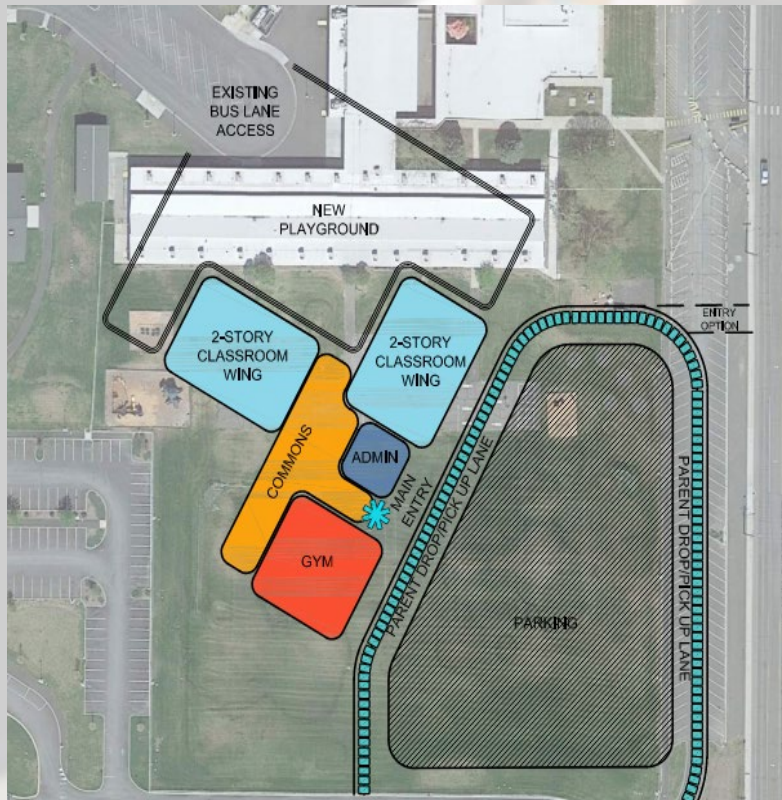
- Build new facility north of existing
- Keep students in existing while construction occurs
- Abate the existing when new is complete
- Remove the existing facility when new is complete.

**We are  
Wapato  
Proud!**



# Camas/Satus New in Lieu

- Concept B



- Concept B

- Build new facility south of existing
- Keep students in existing while construction occurs
- Abate the existing when new is complete
- Remove the existing facility when new is complete.

**We are  
Wapato  
Proud!**

# Wapato School District Procurement Schedule

DESCRIPTION	STATUS/DURATION
Procure Management Consultant (including Design-Build Advisor)	Completed (OAC Services)
Procure Design-Build Legal Services	Completed (Perkins Coie)
District Bond Measure Results	Certified February 2024
<b>PDB PROCUREMENT</b>	
PRC Presentation	May 23, 2024
PDB RFQ Advertisement #1	<b>May 31, 2024</b>
PDB RFQ Advertisement #2	<b>June 07, 2024</b>
Pre-Proposal Meeting	<b>June 14, 2024</b>
PDB SOQ Due	June 28, 2024
Wapato SD Selection Committee SOQ Review and Scoring	July 01 – 08, 2024
Notify Shortlisted Finalist Teams	July 09, 2024
Issue RFP to Finalists	July 11, 2024
PDB Interactive Meetings	July 17 – 19, 2024
PDB Management Plan and Fee Proposal Due	July 26, 2024
Management Plan and Fee Review and Scoring	July 29 – August 02, 2024
Announce Apparent Successful Proposer	August 09, 2024
Contracting Negotiations begin	August 12 - 23, 2024
Wapato SD Contract Approval	August 26, 2024
Design-Builder NTP	August 27, 2024
Substantial Completion	TBD

**We are  
Wapato  
Proud!**





# Wapato School District Project Budget

Professional Services (Owner Consultants, Legal etc.)	→	\$100 K
Estimated project construction costs <i>(including construction &amp; design contingencies, sales taxes and AE Fees):</i>	→	\$46.0 M
Equipment and furnishing costs	→	\$3.2 M
Off-site costs	→	\$500 K
Contract administration costs (owner, cm etc.)	→	\$2.0 M
Contingencies (owner)	→	\$4.0 M
Other related project costs	→	\$350 K
<b>Total</b>	→	<b>\$56.2 M</b>

**We are  
Wapato  
Proud!**



# Why Progressive Design Build?

- Predictability: Align Costs and Scope with Budget
- Efficiency and Innovation in design
- Time to Market and Expedited Schedule (FLEXIBILITY)
- Earliest Cost Certainty
- Single Point of Responsibility for Owner
- As with all public owners, the success of this bond lays groundwork for all future bonds.

**We are  
Wapato  
Proud!**



# RCW 39.10.300

## The project meets all three of the RCW criteria:

- a. Design-build approach is critical in developing the construction schedule, design, budget and level of quality across all three projects.
- b. The project will provide opportunity for greater innovation and efficiencies by utilizing the Progressive Design Build methodology.
- c. This project will realize significant savings in project delivery time which will show progress to the community. By utilizing PDB, we get the benefit of early cost certainty, while beginning the procurement of materials, early site packages, and “mini-GMP’s”.

**We are  
Wapato  
Proud!**





# WMBE Strategy

## THIS WILL BE COMPRISED OF FOUR LEVELS OF EFFORT

- **Owner outreach** meetings with members of the A-E-C community utilizing every available organization. Song Consulting, OWMBE, AGC and others
- **Design Build Team selection Criteria** – we will ask for past performance and their approach to driving participation for this project.
- **Contact other districts** – seek guidance from districts who have developed highly successful strategies, such as Tacoma Public Schools & Eastmont SD. How to score the approaches as well.
- **Design Builder Outreach Plan** – the team will be required to include the owner in the development of their plan so we can all score it. Need to have the possible points such that it shows the importance.
  - The owner would like to be a part of the DB teams outreach plan to ensure the team is reaching out to the local firms for participation before signing them up on the project.

**We are  
Wapato  
Proud!**

A photograph of two Native American women in traditional regalia, likely from the Wapato tribe. The woman on the left wears a white fringed shawl and a dark vest with intricate patterns. The woman on the right wears a vibrant, multi-colored dress with a large, feathered headdress. The background is a plain, light-colored wall.

**Questions?**

**We are Wapato Proud!**